



• **A 4 bed Grade II listed detached property.**

Description A rare opportunity to acquire an impressive period Grade II Listed four bedroom detached family home set in approximately 3.5 acres of land in the semi-rural area of Ince Blundell. The property is accessed via electric gates with gardens to the front and rear and driveway leading to a large garage, stable and enclosed courtyard. The property is in good condition and suitable for immediate occupation or potentially investment purposes. The sale will include all fixtures and fittings. Viewing is highly recommended.

Situated Set back off Ince Lane in a semi-rural area off Ince Blundell near to Thornton/ Crosby

Cellar Not Inspected.

Ground Floor Entrance Porch, Entrance Hall (7.30m x 5.50m), Lounge (5.50m x 4.50m), Dining Room (5.60m x 4.50m), Morning Room (4.00m x 3.05m), Kitchen (5.26m x 5.50m), Utility Room (3.81m x 3.60m), Conservatory (7.80m x 3.21m), Study/Office (3.20m x 3.06m), WC (2.42m x 1.60m).

First Floor Bedroom 1 (5.41m x 5.30m) with En-Suite (3.81m x 3.51m), Bedroom 2 (5.40m x 4.50m) with En-Suite (2.94m x 11.80m), Bedroom 3 (5.41m x 4.50m), Bedroom 4 (4.00m x 3.06m), Family Bathroom/WC (3.20m x 3.05m).

Outside Electric Gates leading to private driveway with parking for several cars, CCTV. Very Secluded Rear Garden with mature trees, stable and approximately 3 acres. Double garage with electric door and power.

EPC Rating G



Not to scale. For identification purposes only

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